

November 10, 1966

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Edward J. Logue, Development Administrator  
SUBJECT: ZONING REFERRALS

I. ZONING COMMISSION.

Re: Map Amendment Application No. 40  
Boston Redevelopment Authority  
Waterfront Urban Renewal Project

Waterfront Renewal Project staff seeks to change from an M-2 (light manufacturing, floor area ratio of 2) zone to a B-8 (General Business, floor area ratio of 8) zone, the area of land on the water side of Atlantic Avenue, from and including India Wharf to and including T Wharf. Also, the contiguous area lying between the west side of Atlantic Avenue and Dock Square from State Street to a general northerly line formed by North Street, the Central Artery and Mercantile Street. This change in zoning is pursuant to the Waterfront Urban Renewal Plan as approved in June of 1964. The plan calls for an extension of downtown building types into the old market area and for high rise apartment buildings on the waterfront, both of which require an increase in floor area ratio.

VOTED: That in connection with Map Amendment Application No. 40 by the Boston Redevelopment Authority seeking a change in the Boston Proper Zoning Map within the Waterfront Urban Renewal Project, the Authority requests that this change be made in order that the zoning map may conform with the Downtown Waterfront-Faneuil Hall Urban Renewal Plan dated April 15, 1964, as amended and approved by the Boston City Council and by the Mayor. The Plan calls for an extension of downtown building types into portions of the old market area and for some high rise apartment buildings on the waterfront, both of which require an increase in floor area ratio. Most of this area is being acquired by the Authority and the development plan generally prescribes parking facilities for the disposition sites.



## II. BOARD OF APPEAL REFERRALS - TABLED ITEM

Re: Petition No. Z-671  
Leo's Car Wash, Inc.  
94 Park Street, Dorchester

Variance of front yard less than required is sought to erect a one story addition to a car wash in a light manufacturing (M-1) district. The expansion will provide protection for employees from the elements; the water and steam lines would be covered. Eleven of the 20 foot yard requirement is supplied and this is within the average alignment of other buildings on the street. Approval is recommended. The requested extension of the car wash facility is on Christopher Street on which all the uses are of a manufacturing type. The operator is simply nine feet short of meeting 20 foot front yard requirement which appears academic in view of the fact that all the other uses on the street have a similar shortcoming.

VOTED: That in connection with Petition No. Z-671 brought by Leo's Car Wash, Inc., 94 Park Street, Dorchester, for a front yard variance to erect a one story addition to a car wash in a light manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the variance. The request is reasonable, will be beneficial to employees and provide cover for water and steam lines, and the eleven foot front yard being supplied is within the average alignment of other buildings on the street.

## III. CURRENT BOARD OF APPEAL REFERRALS

Re: Petition No. Z-676  
Russell W. Keegan  
7 Kenton Road, Jamaica Plain

A conditional use permit and variances of side and rear yards less than required are sought to erect a one story repair shop garage and inspection station in a local business (L-.5) district. Appellant now operates a filling station which he leases, on adjacent lot, at corner of Washington Street. It is proposed to raze the existing three-family dwelling at the locus. The use would lie on the dividing line of a residential (R-.8) district and abut well maintained dwellings. Denial is recommended.

VOTED: That in connection with Petition No. Z-676 brought by Russell W. Keegan, 7 Kenton Rd., Jamaica Plain, for a conditional use permit and two yard variances to erect a one story repair shop garage and inspection station in a local business district, the Boston



Redevelopment Authority is opposed to the granting of the petition. The proposed use would lie on the dividing line of an R-.8 district and abut well maintained dwellings. This use will adversely affect the adjoining dwellings and so does not meet all requirements for a conditional use.

Re: Petition No. Z-677  
William C. Gustus  
54 Van Brunt St., Hyde Park

Variance of rear yard less than required is sought to erect a one story addition to a dwelling in a single family (S-.5) district. The expansion will provide a room for an elderly relative who finds it difficult to care for herself. The yard deficiency is only four feet where the requirement is thirty-five feet. Approval is recommended. Optional case

VOTED: That in connection with Petition No. Z-677 brought by William C. Gustus, 54 Van Brunt Street, Hyde Park, for a variance of rear yard less than required to erect a one story addition to a dwelling in a single family district, the Boston Redevelopment Authority is not opposed to the granting of the variance. The addition will provide a room for an elderly person who cannot care for herself. The yard deficiency is minimal, lacking only four feet of a thirty-five foot requirement.

Re: Petition No. Z-678  
Ralph Scopa  
185-187 Chelsea St., East Boston

Parking of seven automobiles in a lot for a fee, a conditional use, is sought in a local business (L-1) district. Transportation Engineering Department cannot recommend approval of the petition as submitted. They report cars could leave the lot only by backing out into traffic. Further, the curb cut is too narrow. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-678 brought by Ralph Scopa, 185-187 Chelsea St., East Boston, to park seven automobiles in a lot for a fee, in a local business district, the Boston Redevelopment Authority is opposed to the petition as submitted. Cars could exit from the lot only by backing into the flow of



traffic. The proposed curb cut is too narrow. An acceptable plan with the same number of spaces can be devised.

Re: Petition No. Z-679  
Alfred Brothers  
63 Centre Street, Roxbury

A change in a non-conforming use, liquor store to antique shop, is sought in an apartment (H-1) district. The area is one of tenements and stores, with a rest home nearby. The substitute use will not be objectionable or detrimental to the neighborhood and approval is recommended. Optional case

VOTED: That in connection with Petition No. Z-679 brought by Alfred Brothers, 63 Centre Street, Roxbury, for a change in a non-conforming use, liquor store to antique shop, in an apartment district, the Boston Redevelopment Authority has no objection to the granting of the substitute non-conforming use. The use will enhance the area and will not present any hazard to vehicles or pedestrians.

Re: Petition No. Z-680  
Steve Zaratzian  
96 St. Botolph St., Boston

Appellant proposes to change occupancy from ten rental rooms and one apartment to nine rooms, one apartment and real estate office with necessary signs, which is a forbidden use in an apartment (H-2) district. The Fenway Project Director states this area is proposed for residential rehabilitation and extension of existing non-conforming commercial uses is not considered appropriate. Denial is recommended.

VOTED: That in connection with Petition No. Z-680 brought by Steve Zaratzian, 96 St. Botolph Street, Boston, for a forbidden use to change occupancy from ten rental rooms and one apartment to nine rooms, one apartment and a real estate office with necessary signs in an apartment district, the Boston Redevelopment Authority is opposed to the granting of the variance. The area is proposed for residential rehabilitation under the land use plan of the adjacent Fenway Urban Renewal Project.